

August 19, 2003 CPC



**STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION**

03PR0338

**Ron Evans
(Salisbury West Office Park, Phase I)**

**Midlothian Magisterial District
Intersection of Wylderose Drive and Otterdale Road**

REQUEST: Site plan approval in conjunction with a reduction of the required 50 foot buffer adjacent to residentially zoned property.

Specifically, the applicant seeks to reduce the buffer on the office park property and maintain existing trees and add supplemental vegetation on the adjacent multifamily project that the applicant is also developing. This option is allowed by Condition 16 of zoning Case 87S064 through review by the Planning Commission. Both properties are included in the request in order to place a condition on the multifamily property for the establishment of a buffer.

RECOMMENDATION

Staff recommends approval of the request with two (2) conditions for the following reasons:

REASONS:

1. The applicant is the developer of the multifamily and office park projects, and is in a position to establish and maintain a buffer that uses land area from both projects.
2. The proposed office project will have a colonial theme with a residential scale so the appearance of the project will mitigate the impact on the multifamily site.
3. The site plan and landscape plan show steps being taken to maximize and supplement the vegetation in the reduced buffer as well as install a solid polyvinyl chloride (PVC) board fence.

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11. Provide a profile for the concrete channel. This profile must extend down to and show the existing storm sewer system. (EE)
12. A Phase I erosion control plan must be provided which shows the minimal amount of clearing required for the installation of the perimeter erosion control measures. Dimensions must be provided. This must be a separate plan sheet. (EE)
13. Erosion control measures must be provided for the project for the initial clearing, grubbing and grading operations. The drainage areas must be outlined and the sediment trapping facilities designed on the worst case scenario. (EE)
14. Safety fence (standard & spec 3.01) is required around all sediment traps and sediment basins. (EE)
15. Prior to issuance of a land disturbance permit, a diskette/cd, the format of which shall be Autocad.dwg or dxf, must be submitted to Virginia Barbour of Environmental Engineering. The diskette/cd must contain the following, each in a separate layer:
 - a. Final grading contour lines (five (5) foot intervals);
 - b. Proposed building footprint;
 - c. All impervious area (parking lots, driveways, roads, etc); and
 - d. The storm sewer system.A "layer report" printed from Autocad must be submitted with the diskette/cd. Both the diskette/cd and the report must be labeled with the site plan name, site plan number and the engineering firm. All Autocad files must be referenced directly to the Virginia State Plane Coordinate System, South Zone, in the NAD83 datum. (EE)
16. A land disturbance permit is required for this project and the following is required prior to its issuance:

Substantial or full site plan approval (EE)
17. Streets need to be named. Two (2) names are required. "West Salisbury rd" is an existing name and cannot be used. (EE)
18. Streets named must be approved through "Richmond Regional Planning District Commission Street Name Clearing House" and/or "Crater Planning District Commission Street Name Clearing House." Verification must be submitted to David Valleau, Address Technician, Environmental Engineering prior to substantial approval. (EE)

32. Polyvinyl chloride (PVC) fence along the road frontages must be forty-eight (48) inches tall and have three (3) rails. (P)

GENERAL INFORMATION

Associated Public Hearing Cases:

- 80S092 - Thomas S. Winston
- 86S011 - Sommerville Corporation
- 87S021 - Sommerville Development Corporation
- 87S064 - Salisbury Corporation, Sommerville Development Corporation and Tomac Corporation
- 99SN0229 - Salisbury Corporation

Developer:

Ron Evans

Design Consultant:

Townes Site Engineering - Site Plan

Location:

West line of Wylderose Drive between North Otterdale Road and U.S. Route 60 (Midlothian Turnpike). Tax IDs 720-711-Part of 3871 and 721-711-0329 (Sheet 5).

Existing Zoning and Land Use:

I-1 – Vacant and R-9; Multifamily Residential under construction

Size:

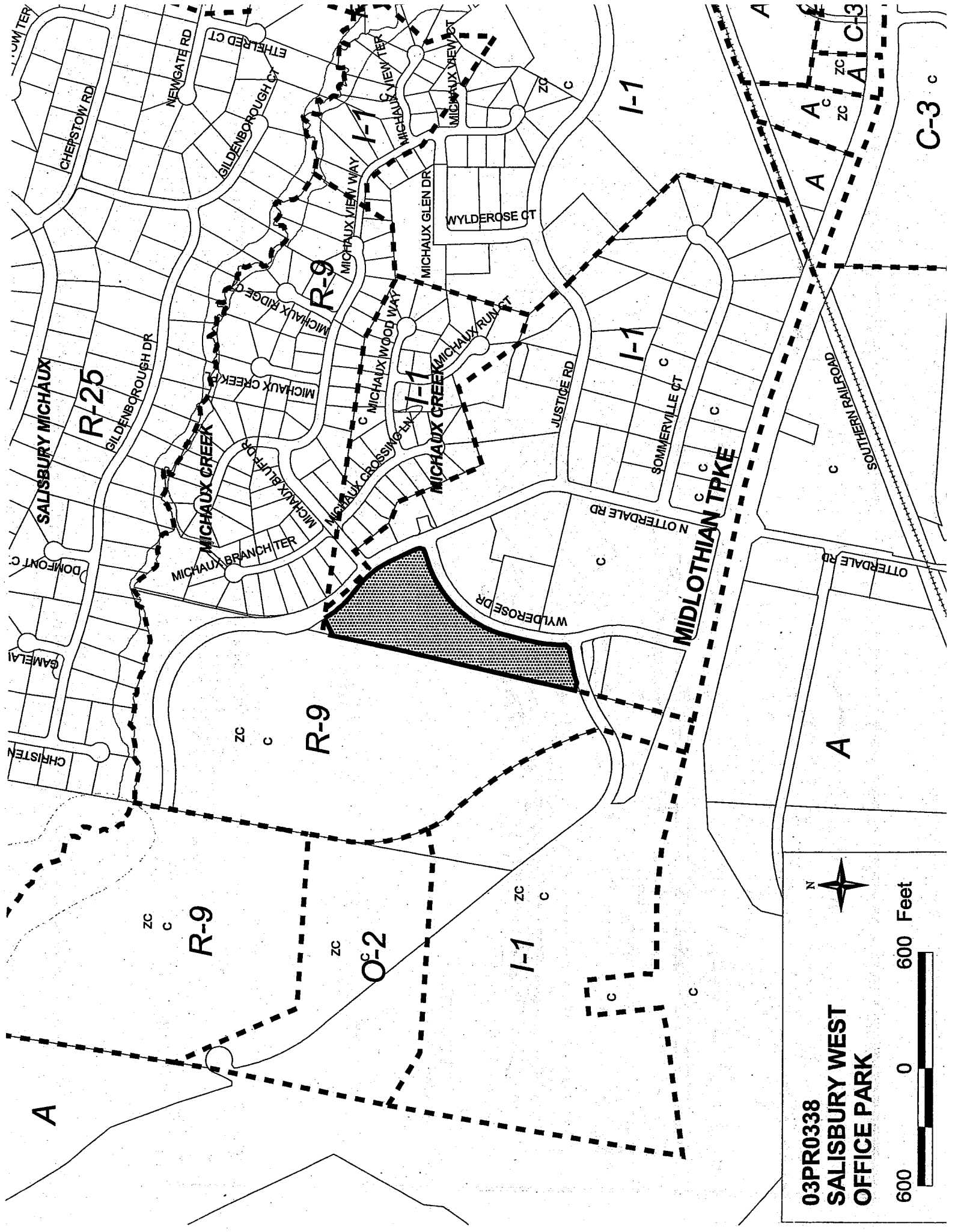
8.7 acres

Adjacent Zoning and Land Use:

- North - R-25 and I-1; Single family residential
- East - I-1; Vacant and Light industrial
- South - I-1; Vacant
- West - R-9; Multifamily residential (under construction)

BACKGROUND

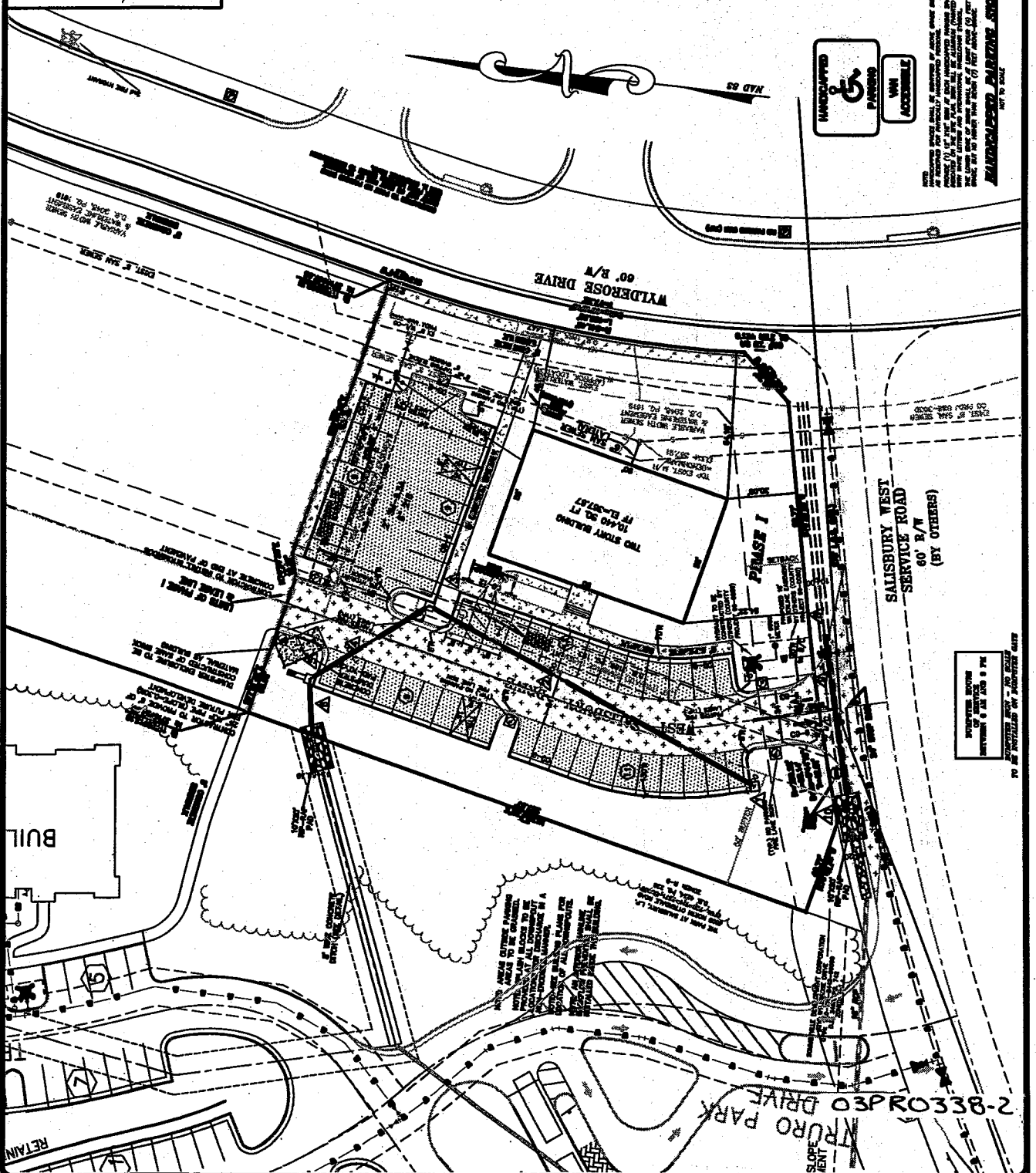
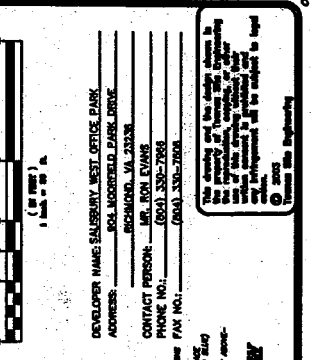
The Park at Salisbury apartment complex currently under construction was approved in December of 2002. During the site-engineering phase of that project, the developers made arrangements to purchase the property immediately to the East. The property is relatively



03PR0338

**SALISBURY WEST
OFFICE PARK**





EDWARD H. WINKS
JAMES D. SNOW
ARCHITECTS P.C.



EWN OFFICE BUILDING

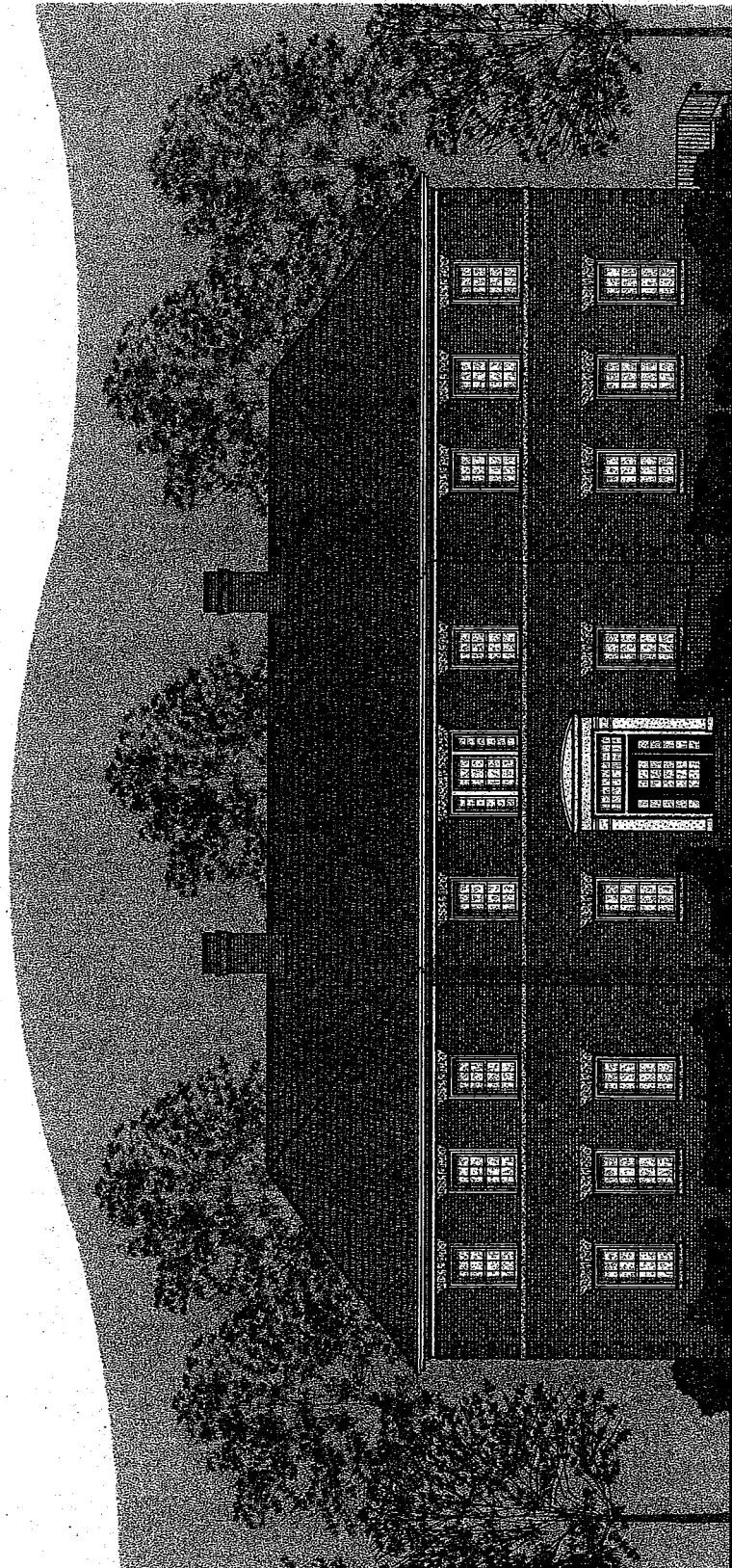
RICHMOND, VIRGINIA

DATE: 4/15/03

BY: J. SNOW

REVISIONS

03PRO338-4



FRONT ELEVATION